



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**PLANNING**

Michael J. Johnson, AICP  
Planning Director

**ZONING ADMINISTRATOR  
AGENDA  
AUGUST 7, 2008**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

1:30 P.M.  
MC

**VARIANCE, CRAIG HILT (PVAAT20080229)  
CEQA EXEMPTION 15305**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Craig Hilt, for the approval of:

- A Variance to the front yard setback requirement of 50' from edge of easement of Ridgeview Road to allow for a setback of 30' from edge of easement in order to bring an existing single family residence into compliance.

The project is located on a 20 acre parcel on the north side of Ridgeview Road, approximately a third of a mile from the intersection of Sequoia Way and Ridge View Road in the Foresthill area. The project site is zoned RF-B-X-20 ac. min. (Residential Forest combining Building Site Size of 20 acres minimum). The Assessor Parcel Number is 064-141-034.

2:00 P.M.  
MC

**MINOR USE PERMIT, JERRY BECHHOLD (PMPBT20070765)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Jerry Bechhold, for the approval of:

- A Minor Use Permit to allow for a corporate and dirt bike retreat on the subject parcel. The Minor Use Permit also includes a request for a caretaker's residence to support the proposed use.

The project is located on a 10 acre parcel on the south side of Foresthill Road (36100 Foresthill Road) in the Foresthill area. The project site is zoned FOR-160 ac. min. (Forest combining Building Site Size 160 acres minimum). The Assessor Parcel Number is 064-110-016. The Zoning Administrator will consider adoption of a Categorical Exemption.

2:30 P.M.  
MC

**VARIANCE, JEFFREY WEBER, (PVAAT20080343)  
CEQA EXEMPTION CLASS 5 (MINOR ALTERATIONS IN LAND USE  
LIMITATIONS)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Dale Cox on behalf of Jeffrey Weber, for the approval of:

- A Variance to the front setback requirement of 45 feet from the centerline of Fern Street and 20 feet from the front property line in order to allow for 36 feet from the centerline of Fern Street and 14 feet from the front property line in order to reconstruct an existing residence.

The project is located on a .38 acre parcel on the northeast corner of the intersection of Hwy. 89 and Fern Street (4790 W. Lake Blvd.), in the Homewood area. The project site is zoned 160 Homewood Residential. The Assessor Parcel Number is 097-075-018.

3:00 P.M.  
LC

**MINOR USE PERMIT, ROSEVILLE STORAGE CENTER (PMPA  
T20070764)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Rue & Associates, LLC on behalf of Roseville Storage Center, for the approval of:

- A Minor Use Permit to expand the already existing outdoor storage area of recreational vehicles, boats, semi-trucks, trailers, and other small equipment. The existing use encompasses approximately 3.6 acres on the western side of the rectangular, 11.2-acre parcel, and an approximately 4.4-acre expansion of this use is proposed for the eastern side of the property.

The project is located at 9815 Antelope Road on the east side of Antelope Road , approximately 0.28 miles south of the intersection of P.F.E. Road and Antelope Road in the Roseville area. The project site is zoned IN-UP-Dc & O (Industrial Park combining Use Permit Required combining Design Scenic Corridor and Open Space). The Assessor Parcel Number is 474-120-018. The Zoning Administrator will consider adoption of a Mitigated Negative Declaration.

3:15 P.M.  
AF

**MINOR USE PERMIT, FRANK FECKNER (PMPC20080358)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Frank Feckner for the approval of:

- A Minor Use Permit to allow for the establishment of a 960 square-foot medical hardship mobile home

The project is located on an 11 acre parcel at the end of Sego Lane, off of Virginiatown Road (1441 Sego Ln.) in the Lincoln area. The project site is zoned F (Farm). The Assessor Parcel Number is 021-250-056. The Zoning Administrator will consider adoption of a Categorical Exemption.

3:30 P.M.  
AR

**VARIANCE, MARK RANSBURY (PVAAT20080357)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Mark Ransbury, for the approval of:

- A Variance to the south side setback requirement of 20' from property line to allow for a setback of 7.5' from property line, in order to construct an addition.

The project is located on a 16,814 sq. ft. parcel on Highland Road, approximately 250 feet from the intersection of South Lake Circle (6882 Highland Road) in the Granite Bay area. The project site is zoned RS-AG-B-40 (Residential Single Family combining Agricultural combining Building Site Size 40,000 sq. ft. minimum). The Assessor Parcel Number is 035-091-010. The Zoning Administrator will consider adoption of a Categorical Exemption.